

## **ZONING ADMINISTRATOR**

### **General Order of Business**

1. Preliminary (Call to Order – 2:00 p.m.)
2. Public Hearing Items
3. Adjournment



### **Addressing the Zoning Administrator**

Any member of the public may speak on any item under review by the Zoning Administrator after “being recognized” by the Zoning Administrator. After the Zoning Administrator recognizes you, state your name and address. Generally, after the item is introduced, the order of presentation begins with staff introduction and presentation. The project applicant or their authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow. At the close of testimony, the matter will return to the Zoning Administrator for discussion and action.

### **General Information**

The Zoning Administrator usually holds hearings on the first and third Mondays of each month. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the Planning Division (510) 494-4440.

All documents submitted to Boards and Commissions will become public information. Plans and other supporting documents are available at the Development Services Center at 39550 Liberty Street (between Stevenson Boulevard and Walnut Avenue). They are also posted on the City of Fremont’s website (<http://www.fremont.gov/zoningadministrator>) by 5:00 p.m. the Monday before a scheduled meeting. Plans and other supporting documents may be viewed any day until noon the day of the meeting. Copies will be provided at cost when feasible. The Development Services Center is open 8:00 a.m. to 4:00 p.m., Mondays through Thursdays; and 8:00 a.m. to 12:00 p.m., Fridays.

We appreciate your interest in the conduct of your City’s business. Information about the City or the items discussed in this report may be referred to:

Zoning Administrator  
City of Fremont  
Planning Division  
39550 Liberty Street, P.O. Box 5006  
Fremont, CA 94537-5006  
Telephone: 510-494-4440

#### **City Staff**

Barbara Meerjans, Interim Planning Manager/Zoning Administrator  
Leonard Powell, Zoning Administrator/Hearing Officer



**AGENDA  
ZONING ADMINISTRATOR PUBLIC HEARING MEETING 2:00 P.M.  
CITY OF FREMONT, CALIFORNIA  
39550 LIBERTY STREET  
RANCHO HIGUERA CONFERENCE ROOM**

**December 19, 2011**

**1. PRELIMINARY**

**1.1 CALL TO ORDER**

**2. CONSENT CALENDAR – None**

**NOTICE: ITEMS ON THE PUBLIC HEARING CALENDAR MAY BE MOVED TO THE CONSENT CALENDAR IF NO ONE IS PRESENT TO SPEAK ON THE ITEMS. ALL APPLICANTS AND INTERESTED PERSONS ARE ADVISED TO BE PRESENT AT THE START OF THE MEETING.**

**3. PUBLIC HEARING ITEMS**

**Item 1. MOWRY MEDICAL BUILDING – 377 MOWRY AVENUE – (PLN2010-00172)**

- to consider a finding to allow an increase in the floor area ratio of the c-o administrative office zoning district and to allow off-site parking under separate ownership for a new 9,338 square foot two-story medical office building on a vacant 0.51-acre parcel, and a variance to allow a commercial trash enclosure and a portion of the parking lot to encroach within the required rear yard setback. This project is exempt from the california environmental quality act (ceqa) per guideline 15332, in-fill development projects and guideline 15305, minor alterations in land use limitations.

Project Planner – Steve Kowalski, (510) 494-4532, [skowalski@fremont.gov](mailto:skowalski@fremont.gov)

Recommended Action: Approve, based on findings and subject to conditions

**Item 2. OLIVE CHILDREN FOUNDATION – 43531 MISSION BOULEVARD – (PLN2012-00099)**

- to consider a zoning administrator permit to open an educational center located in the mission san jose planning area. This project is exempt from the california environmental quality act (ceqa) per guideline 15303, conversion of small facility.

Project Planner – Tanu Jagtap, (510) 494-4537, [tjagtap@fremont.gov](mailto:tjagtap@fremont.gov)

Recommended Action: Approve, based on findings and subject to conditions.

**4. ADJOURNMENT**